

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5/366-370 Elgar Road, Box Hill Vic 3128

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$930,000

&

\$950,000

Median sale price

Median price

\$906,000

Property Type

Townhouse

Suburb

Box Hill

Period - From

19/12/2020

to

18/12/2021

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	7 Peppermint Gr BOX HILL SOUTH 3128	\$940,000	27/09/2021
2	1/33-39 Hopetoun Pde BOX HILL 3128	\$935,000	15/12/2021
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

19/12/2021 18:18

5/366-370 Elgar Road, Box Hill Vic 3128

McGrath

Ellie Gong

9889 8800

0430 434 567

elliegong@mcgrath.com.au

Indicative Selling Price

\$930,000 - \$950,000

Median Townhouse Price

19/12/2020 - 18/12/2021: \$906,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



7 Peppermint Gr BOX HILL SOUTH 3128 (REI/VG)

Agent Comments

3 2 2

Price: \$940,000

Method: Sold Before Auction

Date: 27/09/2021

Property Type: Townhouse (Res)

Land Size: 234 sqm approx



1/33-39 Hopetoun Pde BOX HILL 3128 (REI)

Agent Comments

3 2 2

Price: \$935,000

Method: Private Sale

Date: 15/12/2021

Property Type: Townhouse (Single)

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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